024.0	0003	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	987,500 / 987,500
					USE VALUE:	987,500 / 987,500
					ASSESSED:	987,500 / 987,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		CROSS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARLIN ROBERT
Owner 2:	MARLIN-CURIEL STEPHANIE
Owner 3:	
Street 1:	11 CROSS ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HARRIS JAN/DORINE -
Owner 2:	-
Street 1:	11 CROSS ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,300 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1885, having primarily Wood Shingle Exterior and 2470 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4300.000	548,300		439,200	987,500
Total Card	0.099	548,300		439,200	987,500
Total Parcel	0.099	548,300		439,200	987,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 399.84 | /Parcel: 399.8

Legal Description

User Acct 15860

GIS Ref

GIS Ref

Insp Date 07/21/17

Entered Lot Size

Total Land:

Land Unit Type:

!1972!

PREVIOUS ASSESSMENT

Parcel ID 024.0-0003-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	548,300	0	4,300.	439,200	987,500	987,500	Year End Roll	12/18/2019
2019	101	FV	404,600	0	4,300.	466,600	871,200	871,200	Year End Roll	1/3/2019
2018	101	FV	404,600	0	4,300.	340,400	745,000	745,000	Year End Roll	12/20/2017
2017	101	FV	416,500	0	4,300.	296,500	713,000	713,000	Year End Roll	1/3/2017
2016	101	FV	416,500	0	4,300.	252,500	669,000	669,000	Year End	1/4/2016
2015	101	FV	307,600	0	4,300.	247,000	554,600	554,600	Year End Roll	12/11/2014
2014	101	FV	307,600	0	4,300.	203,100	510,700	510,700	Year End Roll	12/16/2013
2013	101	FV	307,600	0	4,300.	193,200	500,800	500,800		12/13/2012

PRINT

Date	Time
12/10/20	17:30:09

LAST REV

Date	Time
08/22/17	08:23:47

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1972

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HARRIS JAN/DORI	44451-477		1/10/2005		420,000	No	No		
COLEMAN THERESA	35291-115		7/14/2002		360,000	No	No		
HURLEY CORNELIU	33548-24		8/25/2001		255,000	No	No		
HURLEY ANNA	25747-483		10/20/1995		120,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/9/2015	15	Renovate	15,000					
10/24/2014	1414	Heat App	8,900					Rework existing du
7/22/2014	889	Dormers	150,000					
4/24/2006	296	Addition	150,000			G7	GR FY07	2 STRY ADD / WD DE
8/30/2001	607	Redo Kit	30,000	C				REMODEL KITCHEN AN

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2017	MEAS&NOTICE	HS	Hanne S
5/19/2015	Permit Insp	PC	PHIL C
7/28/2014	Info Fm Prmt	PC	PHIL C
1/20/2009	Meas/Inspect	345	PATRIOT
9/11/2008	External Ins	BR	B Rossignol
8/25/2002	MLS	MM	Mary M
12/6/2001	MLS	MM	Mary M
11/1/1999	Inspected	267	PATRIOT
10/4/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	15860
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4300		Sq. Ft.	Site		0	80.	1.28	1									439,199						439,200	

Total AC/HA: 0.09871 | Total SF/SM: 4300 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 439,199 | Spl Credit | Total: 439,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1885	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	40	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.07514417
Const Adj.:	0.99989998
Adj $ / SQ:	139.755
Other Features:	136116
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	574786
Depreciation:	26440
Depreciated Total:	548346

COMMENTS

SCUTTLE HOLE PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

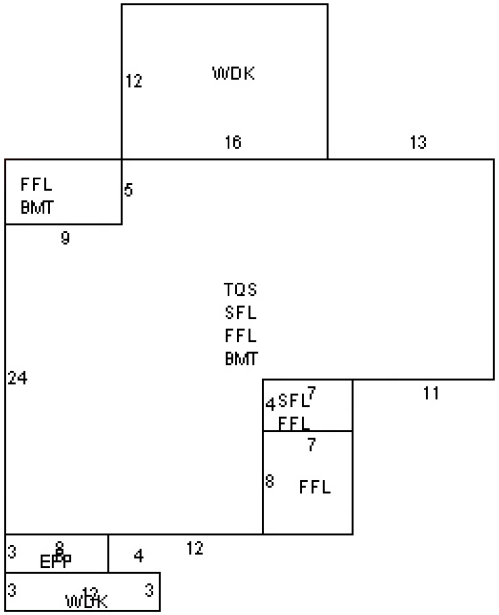
No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	153.73
Special Features:	0	Val/Su Net:	151.97
Final Total:	548300	Val/Su SzAd	222.01

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	970	139.750	135,562
BMT	Basement	886	41.930	37,147
SFL	Second Floor	869	139.750	121,447
TQS	3/4 Story	631	139.750	88,150
WDK	Deck	228	10.380	2,368
EFP	Enclos Porch	24	72.590	1,742

Net Sketched Area:	3,608			Total:	386,416
Size Ad	2469.75	Gross Are	3818	FinArea	2470

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

024.0-0003-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	